

Before the Board of Zoning Adjustment, D. C.

Application No. 11720, of Union Center Plaza Associates, Inc., pursuant to Section 7206 of the Zoning Regulations for a variance to permit attendant parking for office building with retail commercial on first floor at 941 North Capitol Street, N. E., Lot 292, Square 675.

HEARING DATE: September 18, 1974

EXECUTIVE SESSION: September 24, 1974

FINDINGS OF FACT:

1. The subject property is an improved lot located in a C-M-3 District.
2. The property is located within the area called Northeast Urban Renewal Plan.
3. There is erected on the site a nine story office building called Union Center Plaza which is a part of a larger project. The building was constructed pursuant to building permit issued July 24, 1974.
4. Appellant states that it is intended to provide 393 off-street parking spaces. It is proposed to accommodate this parking on the ground level and in two underground parking levels.
5. Appellant states that it is intended to provide 393 off-street parking spaces on the site. This number of spaces requires an attendant.
6. The current plans provide for 356 spaces (self park). However, part of the spaces are provided above ground and do not conform to Redevelopment Land Agency policy that all parking be enclosed or underground. When Redevelopment Land Agency permitted the project to go forward, it was understood that applicant would apply to the Board of Zoning Adjustment for attendant parking.
7. The applicant delayed filing for building before construction as there was a backlog of several month's cases before Board of Zoning Adjustment at that time. This delay could not be accommodated at that time due to loan commitments and increase construction costs.

8. The Board granted similar relief for the building to the south at 825 North Capitol Street.

9. Tiber Creek passes directly under the site and presents construction problems, limiting on-site underground parking to two levels.

10. Appellant states that the plans call for a building that will house approximately 1200 to 1500 persons.

11. The building will be occupied under General Services Administration lease. At present the Government Printing Office occupies two floors and Federal Power Commission on one floor. The use of attendant parking is very workable for government occupancy and allows lower rates to be charged each parker.

12. No opposition to the granting of this application was registered at the public hearing.

13. The attendant parking granted in Appeal 9256 for the building to the south has proven both workable and sufficient.

CONCLUSIONS OF LAW:

Based upon the above Findings of Fact, the request for attendant parking is granted. The Board concludes that the provisions of the parking required by the regulations will be necessary to serve the various uses to be made of the project and that the requested relief can be granted without detriment to the public good and without substantially impairing the intent, purpose, and integrity of the zone plan. The proposed attendant parking will, in fact, promote the public interest in providing on-site parking and relieve congestion caused by the influx of large numbers of automobiles.

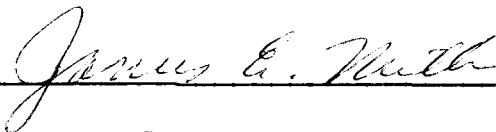
ORDERED:

That the above application be GRANTED

Be
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VOTE: 3-0 (Lilla Burt Cummings, Esq., and Mr. Martin
 Klauber not present and not voting, not
 having heard the case).

BY ORDER OF THE BOARD OF ZONING ADJUSTMENT

ATTESTED By: 
 JAMES E. MILLER
 Secretary to the Board

FINAL DATE OF ORDER: **OCT 17 1974**

THAT THE ORDER OF THE BOARD IF VALID FOR A PERIOD OF SIX
MONTHS ONLY UNLESS APPLICATION FOR A BUILDING AND/OR OCCUPANCY
PERMIT IS FILED WITH THE DEPARTMENT OF ECONOMIC DEVELOPMENT
WITHIN A PERIOD OF SIX MONTHS AFTER THE EFFECTIVE DATE OF THIS
ORDER.